

423, 7210 80 Avenue NE
Calgary, Alberta

MLS # A2348972



\$295,000

Division:	Saddle Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	767 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Furniture (King Bed-Frame and Mattress, Queen Bed-Frame and Mattress, 3-Night Stands, TV-Stand, Dining Table with 4 chairs, Couch and Coffee Table).

Discover a tranquil haven within Calgary's vibrant Saddle Ridge community, where convenience and comfort converge. Situated in a beautifully maintained low-rise apartment building, this newly renovated 2 bedroom, 2 bathroom unit offers a seamless blend of modern living and accessible amenities. Inside, spanning 767 square feet, you'll find an open floorplan accentuated by vinyl plank flooring, creating a bright and airy atmosphere. Granite counters elevate the kitchen, complemented by a practical kitchen island and pantry for ample storage. Enjoy the ease of an elevator and vinyl windows throughout, alongside an invaluable laundry suite within your home. Step onto your private balcony for moments to unwind, while the building provides bicycle storage, visitor parking, and convenient garbage chute access. With bus routes 59, 61, 80 and 159 readily available, your commute becomes effortless, and proximity to Saddletown LRT station allows easy access to other parts of Calgary. Furthermore, shopping centres and schools nearby provide added convenience, while walking/bike paths and sidewalk invite outdoor enjoyment. Fully furnished, this exceptional apartment represents a rare opportunity for comfortable living within a sought-after neighbourhood—a place where everyday life is both convenient and serene.